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And the said Mortgagor hereby assents to the passage of a decree for the sale of the property hereby mortgaged, such sale to take place only after a default in any of the covenants or conditions of this mortgage as herein provided; and the said Mortgagor hereby also authorizes the said Mortgagee . its successors personal representatives, or assigns, or its _____ duly authorized Attorney or Agent of the said Mortgagee , its/successors personal representatives, or assigns, after any default in the covenants or conditions of this mortgage, to sell the hereby mortgaged property. Any such sale, whether under the above assent to a decree or under the above power of sale, shall be under the provisions of Article 66 of the Public General Laws of Maryland, or under any other General or Local Law and of the State of Maryland relating to mortgages, or any supplement, amendment, or addition thereto. And upon any such sale of said property, the proceeds shall be applied as follows: (1) to repayment of all expenses incident to said sale, including a fee of Dollars and a commission to the party making the sale of said property equal to the commission allowed Trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland; (2) to the payment of all claims of the said Mortgagee, its successors. /executors, administrators or assigns hereunder whether the same shall have matured or not; (3) and the surplus (if any there be), to the said Mortgagor, its / heirs, personal representatives or assigns, or to whoever may be entitled to the same.

And it is agreed that, until default be made in the premises, the said party of the first part.

Successors

its / executors, administrators or assigns, shall possess the aforesaid property upon paying, in the meantime, all taxes and assessments, ground rents, public dues and charges levied or assessed, or to be levied or assessed, on said hereby mortgaged property, which taxes, mortgage debt and interest, public dues, charges and assessments

the said party of the first part covenants to pay when legally payable.

And the said party of the first part further covenants to insure, and pending the existence of this Mortgage to keep insured, the improvements on the thereby mortgaged property against the loss by fire and other hazards to the amount of at least dollars, and to cause the policy to be effected thereon to be so framed or endorsed as, in case of fire or other loss to inure to the benefit of the said Mortgagee, its / __executors, administrators or assigns, to the extent of

Witness its ______hand and seal the day and year aforesaid.

VIKING VENTURES. INC.

By: Shellen & Ericken
Shelden G. Erickson
Attest: Novarian Relation
Donald G. Roberts

[SEAL]

State of Maryland,

I Hereby Certify, that on this thousand nine hundred and of the State of Maryland, in and for the

day of

in the year one

before me,

, SS:

aforesaid, personally appeared

the Mortgagor named in the foregoing Mortgage, and

acknowledged the foregoing Mortgage

to be

act. At the same time also appeared

and made oath in due form

of law that the consideration set forth in said Mortgage, is true and bona fide as therein set forth.